

## 001101

HODGE & GILLMOR, a corporation duly established by law and having a place of business in Waterville, Kennebec County, State of Maine, for consideration paid, grants to BERNIS CARLE and MARJORIE B. CARLE of Waterville, Kennebec county, State of Maine, with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Parcel 1

Beginning at a point in the southerly line of Armory Road which is 687.28 feet easterly of the intersection of the easterly line of Main Street and the southerly line of Armory Road; thence southerly a distance of 144 feet, more or less; thence north 85 degrees 50 minutes east a distance of 30 feet; thence northeasterly a distance of 180 feet, more or less, along the northerly line of property now or formerly of Flood and being a certain right of way or easement to the southerly line of Armory Road; thence westerly in said southerly line a distance of 134 feet to an angle point in said southerly line; thence northwesterly in said southerly line a distance of 34.5 feet, more or less, to the point of beginning.

Excepting and reserving however, an easement to lay, maintain, repair, alter or remove sewer pipes and to use the same for sewer purposes and to enter upon the property subject to the easement, said easement being in and across the aforesaid premises in an east-west direction on a strip of land 15 feet in width the northerly bound of which is said Armory Road; and also, all rights to lay and maintain sewer and water pipes in the aforesaid certain area of land 80 feet in width lying easterly of the above described property.

Also conveying the right to enter and use the sewer line located in the aforesaid sewer easement, provided the grantees, their heirs and assigns, shall maintain the manhole located on the principal lot herein conveyed.

Being the same premises conveyed to the grantor herein by deed of Robert J. Hodge, Jr., et al., dated July 22, 1965, and recorded in the Kennebec County Registry of Deeds, Book 1390, Page 310, but excepting and subject to the provisions in the conveyance from Hodge & Gillmor to Lewis J. Rosenthal, et al., dated August 29, 1966, recorded in said Registry, Book 1425, Page 922.

Parcel 2

All right, title and interest in and to a certain lot or parcel of land in said Waterville, and being a portion of an area of land 80 feet in width adjoining land of grantor on the southerly side of Armory Road, the part hereby conveyed being bounded and described as follows: Beginning at a point in the southerly line of the Armory Road at the northeasterly corner of lot conveyed to Robert J. Hodge, Jr. and John P. Gillmor by Nicholas and Marjorie Saporita, which point is also the northwesterly corner of said area 80 feet in width; thence southwesterly along the land of said Hodge and Gillmor to their southeasterly corner; thence easterly in a line

NO TRANSFER  
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parallel to Armory Road and in the southerly line of Hodge and Gillmor extended easterly a distance of 12 feet; thence northeasterly and parallel to the line of the lot of said Hodge and Gillmor to the southerly line of said Armory Road; thence westerly in the southerly line of the Armory Road, a distance of 12 feet to the point of beginning.

Being the same premises conveyed to the grantor herein by deed of Lewis J. Rosenthal, et al., dated August 29, 1966 and recorded in said Registry, Book 1426, Page 92,

Parcel 3

All other real estate, and interest in real estate, of the grantor not heretofore effectively conveyed and located within the County of Kennebec, State of Maine.

IN WITNESS WHEREOF, the said Hodge & Gillmor has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Bernis Carle, its President thereunto duly authorized, this 24th day of December, 1986.

HODGE & GILLMOR

By Bernis Carle  
Bernis Carle  
Its President

STATE OF MAINE  
KENNEBEC, SS

December 24, 1986

Then personally appeared the above named Bernis Carle, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Miles P. Frye  
Notary Public  
Miles P. Frye

RECEIVED KENNEBEC SS.

1987 JAN 15 AM 9:00

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